

**PROTOTYPICAL LANDSCAPE GUIDELINES
FOR PROPERTY IMPROVEMENTS**

NANTUCKET COVE

FOSTER CITY, CALIFORNIA.

UP-31-85

REC'D

SEP 15 1987

**PLANNING
DEPT.**

DECEMBER-18-1987

REV. MAY-15-87

REV. MAY-21-87

REV. SEPT.-8-87

REV. SEPT.-14-87

**CITY OF FOSTER CITY
PLANNING COMMISSION**

OCT - 1 1987

**APPROVED
WITH CONDITIONS**

**NANTUCKET PARTNERS
545 MIDDLEFIELD RD. STE.29
MENLO PARK, CA. 94**

**MELVIN LEE ASSOCIATES • ASI
LANDSCAPE ARCHITECTS • PLANNING
1650 PACIFIC AVE. SAN FRANCISCO
CALIFORNIA 94109-2569 (415) 441**

**PROTOTYPICAL LANDSCAPE GUIDELINES FOR GARDEN STRUCTURES OR
PROPERTY IMPROVEMENTS AT NANTUCKET COVE IN FOSTER CITY, CA**

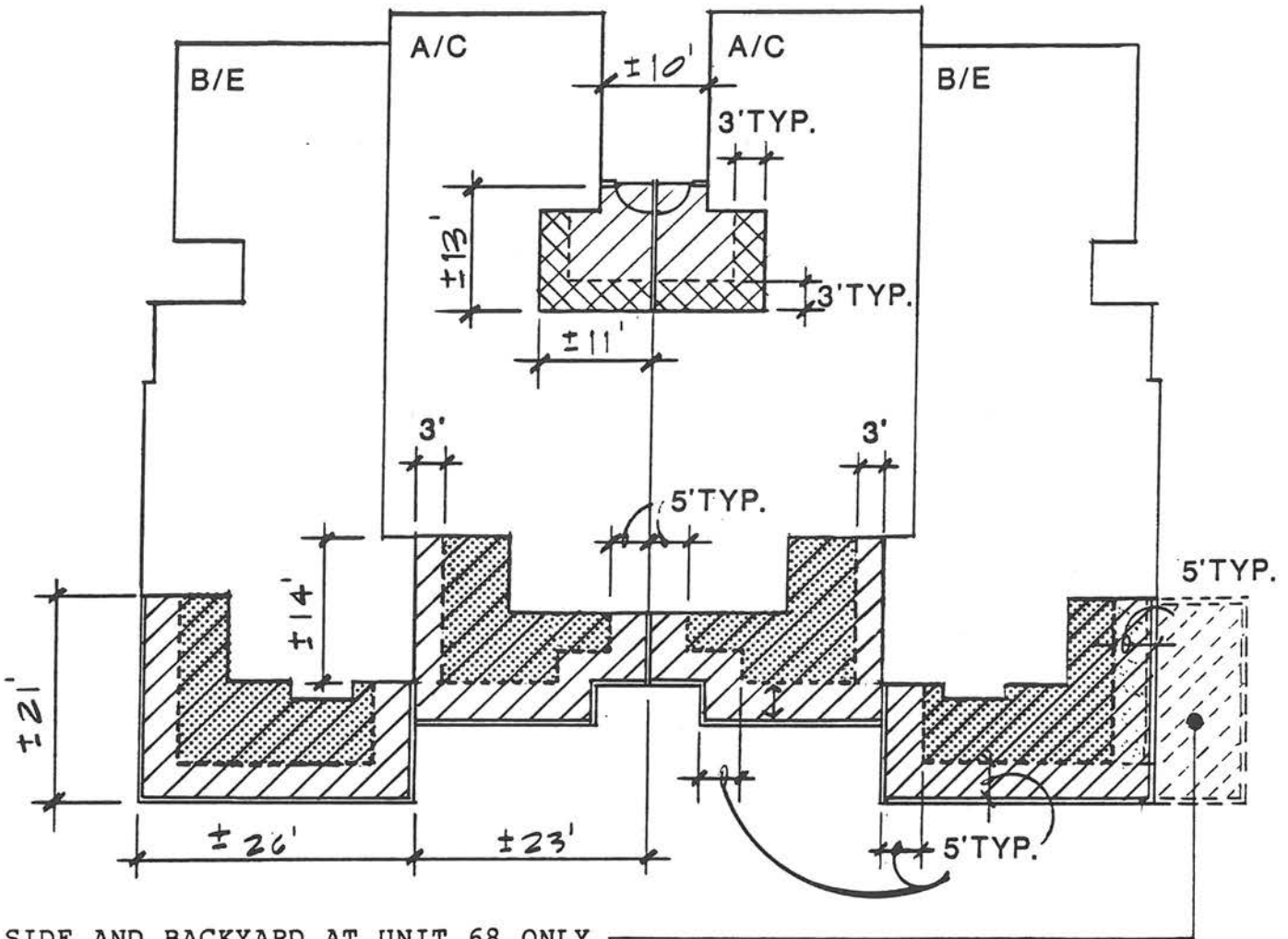
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INTRODUCTION AND APPROVAL PROCEDURES

1. The information contained herein was prepared in a joint effort between the City of Foster City and the developer Nantucket Partners and is intended as a guide for the homeowners use in making alterations or additions to the exterior of the townhomes in Nantucket Cove. This information may be revised from time to time by changes to the various City of Foster City building and zoning codes and therefore should not be relied upon for that purpose. These guidelines express the intent of the writers as to the possible conceptual uses and aesthetic of the townhome exterior. Recognizing that unusual circumstances may exist, revisions or deviations are possible and feasible providing the overall project concept is maintained. In this manner it is believed that an overall more desirable living environment will result for the individual within this development.
2. The homeowner shall obtain the following approvals prior to making the alteration outlined in these prototypicals. If there is a question regarding the desired change unanswered by these documents, questions should be directed to the Foster City Planning Department.
3. APPROVAL PROCEDURE:
 - a. Nantucket Cove Homeowner's Association's Approval.
 - b. Compliance with Foster City building and zoning code.
 - c. Planning Division or Planning Commission approval, whichever is applicable.
 - d. Building Permit.
 - e. Construction.
4. PRECAUTIONS
Alteration as outlined must conform to the Foster City building and zoning codes where applicable. Approval of the architectural committee of the Nantucket Cove Homeowner's Association is required prior to being submitted to city for processing and additionally, the homeowner must receive Planning Division and/or Planning Commission approval prior to installation.

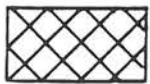
TYPICAL BUILDING TYPE I & V



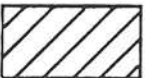
SIDE AND BACKYARD AT UNIT 68 ONLY

NOTE:

BACKYARD LAYOUTS AS SHOWN ARE BASED ON BUILDING PLAN LAYOUT.



SUN/PATIO ROOMS, ATTACHED GREENHOUSES AND TRELLISES SHALL BE LOCATED WITHIN AN AREA AS SHOWN ABOVE AND AS DEFINED BY THE PROJECTION OF THE TOWNHOMES WALLS. IN ADDITION PRE-MANUFACTURED GREENHOUSE WINDOWS NOT EXTENDING MORE THEN TWO FEET FROM FACE OF TOWNHOME, MAY BE LOCATED WITHIN AREA AS SHOWN ABOVE, AND AT ALL EXTERIOR KITCHEN WINDOWS.



STRUCTURES AT GROUND LEVEL (ON GRADE) SUCH AS DECKS, PATIOS, AND OTHER MASONRY/CONCRETE FLATWORK SHALL BE LOCATED AS SHOWN ABOVE.

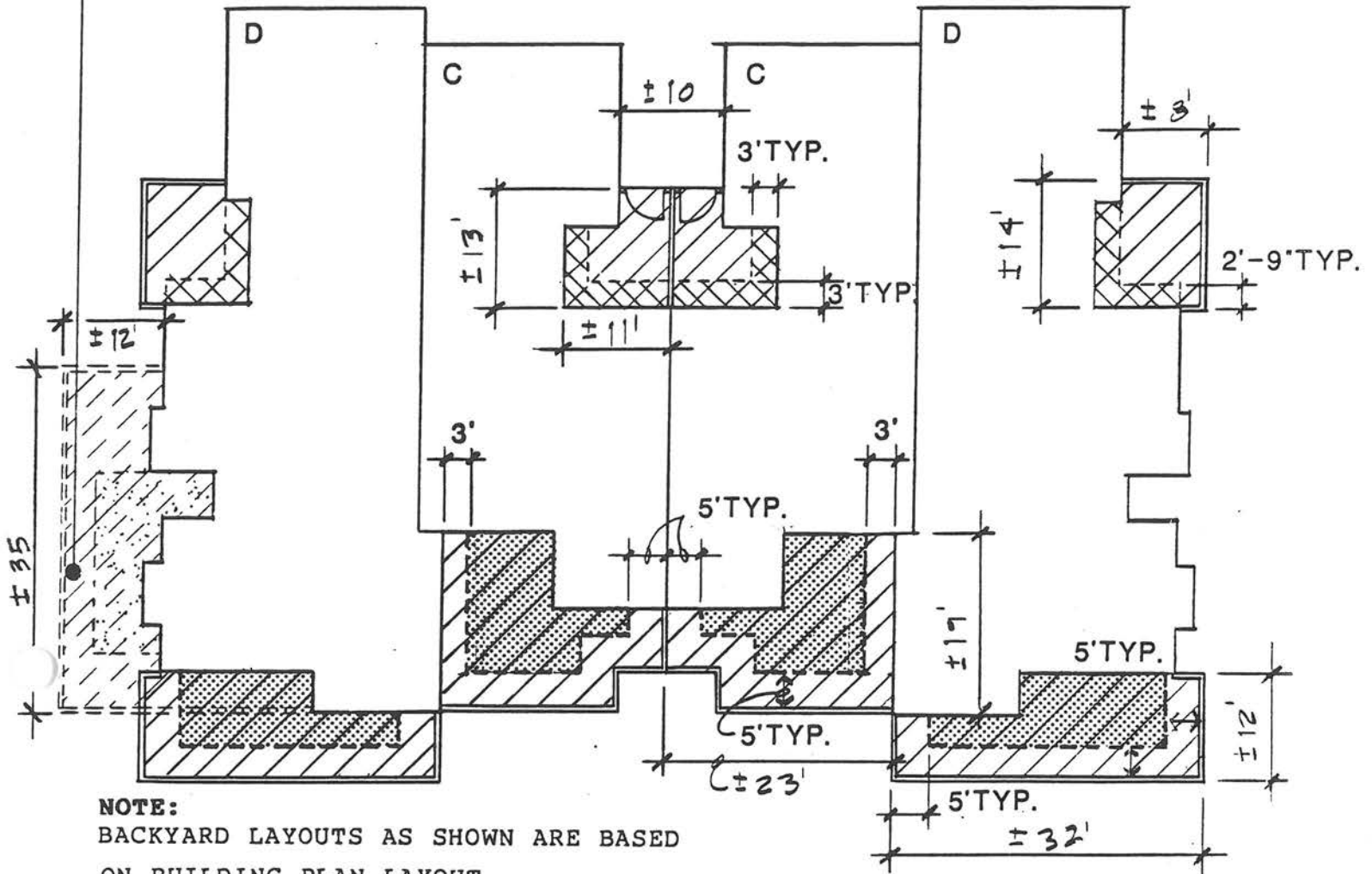


ALL GARDEN STRUCTURES INCLUDING ATTACHED GREENHOUSES, TRELLISES, PATIO COVERS, RAISED DECK, SPAS, AND OTHER ABOVE GRADE STRUCTURES, SHALL BE LOCATED WITHIN THE AREA AS SHOWN AND NO CLOSER THAN 5 FEET TO AN ADJACENT PROPERTY LINE AND 5 FEET TO THE REAR PROPERTY LINE. IN ADDITION THEY SHALL NOT EXTEND BEYOND THE PROJECTION OF AN AJACENT TOWNHOUSE WALL.

TYPICAL LOCATION DIAGRAM FOR LANDSCAPE GARDEN STRUCTURES, ON GRADE STRUCTURES, AND DWELLING IMPROVEMENTS.

TYPICAL BUILDING II

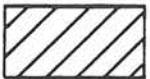
SIDE AND BACKYARD AT UNIT 82 ONLY



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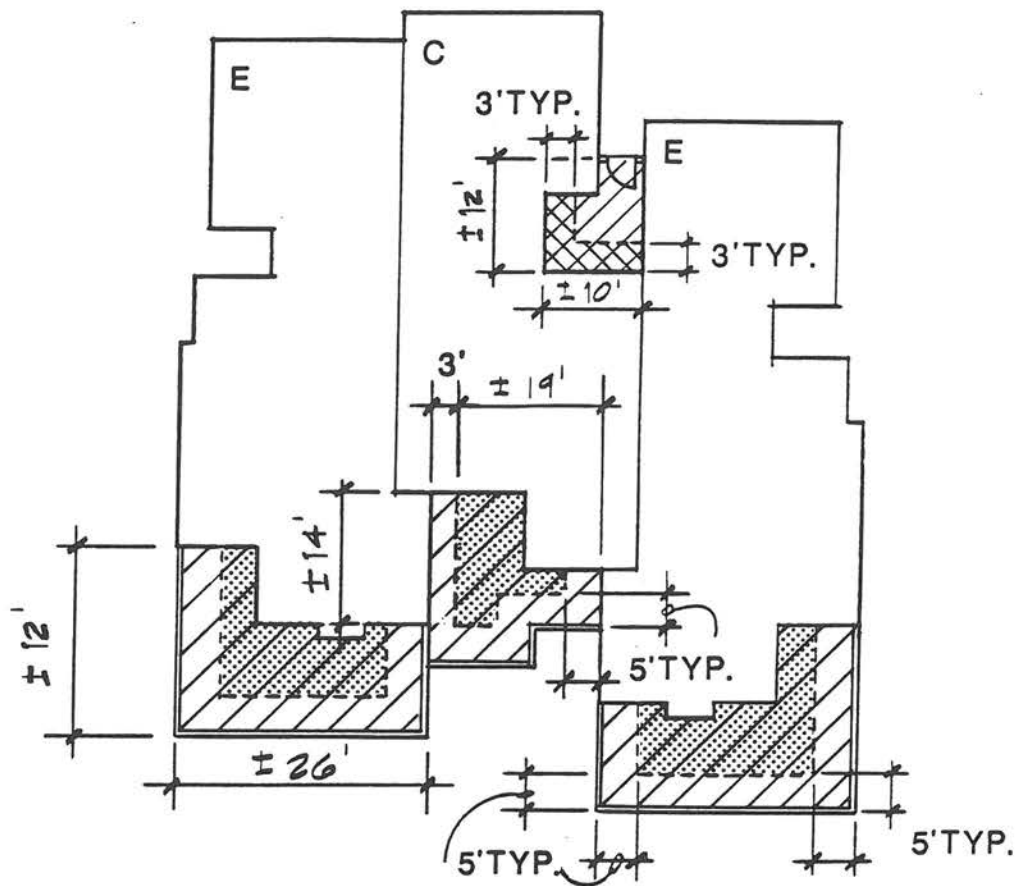


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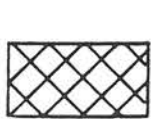
TYPICAL LOCATION DIAGRAM FOR LANDSCAPE GARDEN STRUCTURES, ON GRADE STRUCTURES, AND DWELLING IMPROVEMENTS.

TYPICAL BUILDING III

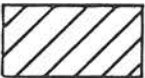


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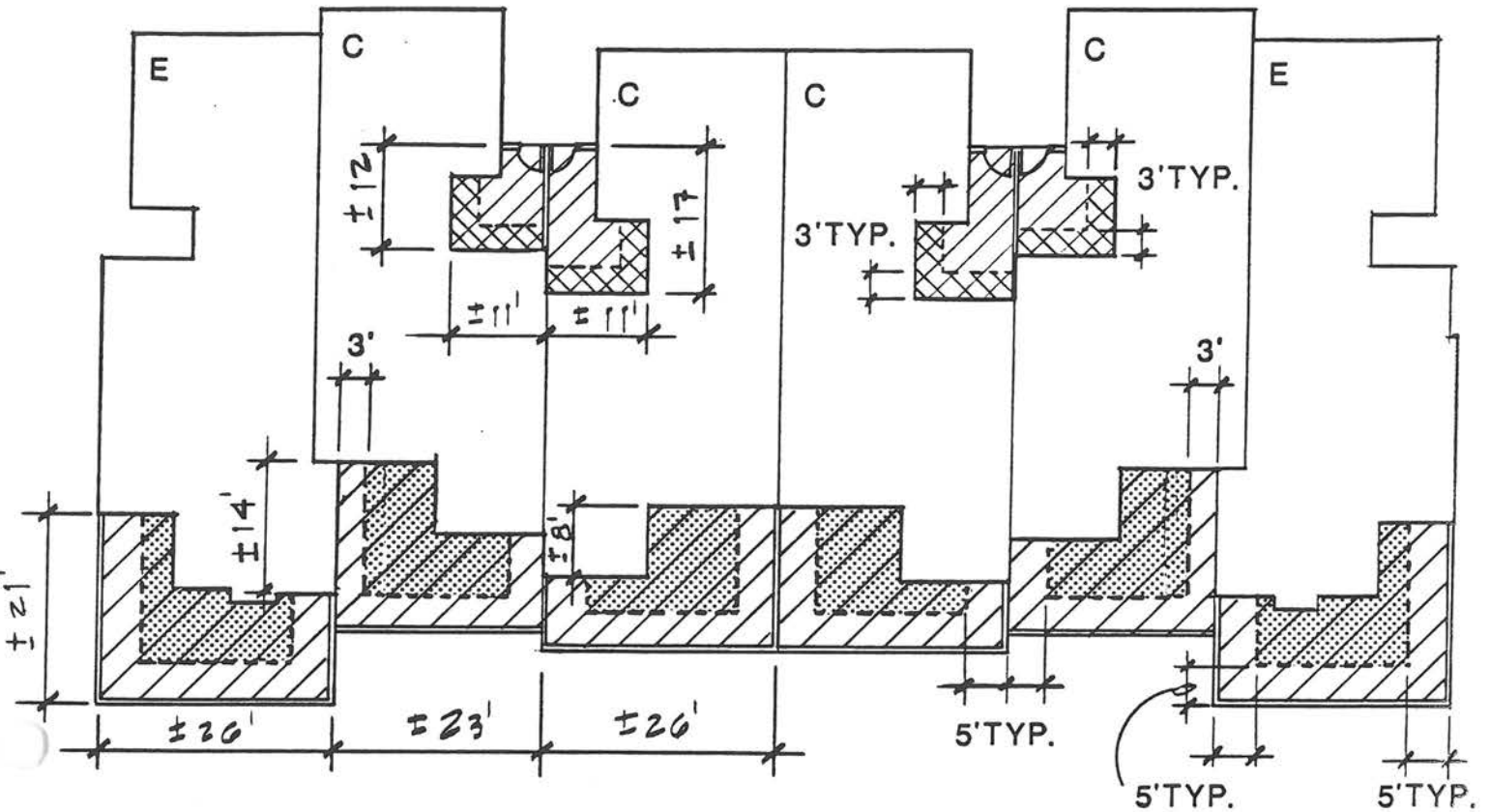
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TYPICAL LOCATION DIAGRAM FOR LANDSCAPE GARDEN STRUCTURES, ON GRADE STRUCTURES, AND DWELLING IMPROVEMENTS.

TYPICAL BUILDING IV



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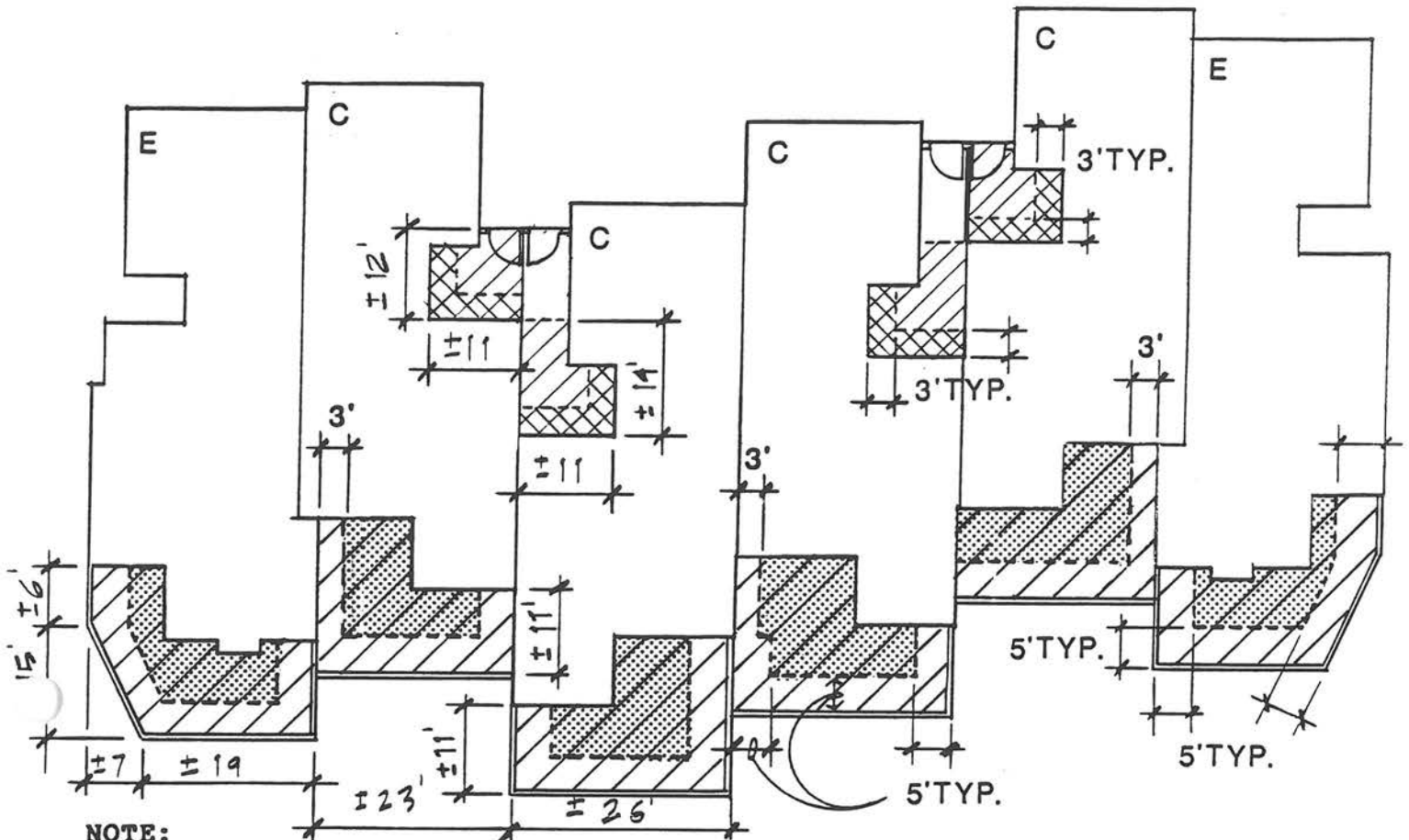
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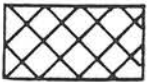
TYPICAL LOCATION DIAGRAM FOR LANDSCAPE GARDEN STRUCTURES, ON GRADE STRUCTURES, AND DWELLING IMPROVEMENTS.

TYPICAL BUILDING IV-A



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TYPICAL LOCATION DIAGRAM FOR LANDSCAPE GARDEN STRUCTURES, ON GRADE STRUCTURES, AND DWELLING IMPROVEMENTS.

STRUCTURES NOT ALLOWED

Structures not allowed as listed below is a partial list only, and is intended only as a suggestion of types of construction not allowed. If there is a question regarding the desired change unanswered by these documents, questions should be directed to the Foster City Planning Department.

- . In-ground pools or spas larger than 100 sq. ft. in surface area.
- . Childrens playhouses larger than 16 sq. ft. in surface area and taller than 4'-0".
- . Permanent play structure (swings, climber), with more than two activities built into it. Structures exceeding 8'-0" in height, and larger than 30 sq. ft. in surface area.
- . Permanent exercise structures larger than 24 sq. ft. in surface area, and taller than 5'-0".